

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Permit No: 02-1147 Issue Date: DEC 18 2002
 CBL: 327-B-013
 327-B007001

| | | | |
|--|---|--|----------------------------|
| Location of Construction: 1816 Forest Ave | Owner Name: Adam Development/Wellesley Estat | Owner Address: 34 People Place CITY OF PORTLAND | Phone: 774-8013 |
| Business Name: | Contractor Name: Glen Builders Inc | Contractor Address: P.O. Box 1880 North Conway | Phone: 6033565492 |
| Lessee/Buyer's Name | Phone: | Permit Type: Multi Family | Zone: B-2 RS PRUD |

| | | | | | |
|----------------------------|---|---|---|--------------------|--|
| Past Use: Vacant/ Field | Proposed Use: Multi Family - 45 Units Rental Housing | Permit Fee: \$24,523.00 | Cost of Work: \$3,500,000.00 | CEO District: 1 | |
| | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type: 58 12/17/02 | | |

Proposed Project Description:
Construct 45 Units in Eight New Buildings

Signature: *[Handwritten Signature]* Signature: *[Handwritten Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

| | | |
|-------------------------|---------------------------------|------------------------|
| Permit Taken By: gad | Date Applied For: 10/03/2002 | Zoning Approval |
|-------------------------|---------------------------------|------------------------|

| | | | |
|---|---|--|--|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p> | <p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 6 Zone X</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>is Subdivision # 2001-0307</i></p> <p>Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>12/19/02</i></p> | <p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p> | <p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Handwritten Signature]</i></p> |
|---|---|--|--|

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|-----------------------|---------------------------------|---|
| Permit No: 02-1147 | Date Applied For: 10/03/2002 | CBL: 327 800 7001 8013 |
|-----------------------|---------------------------------|---|

| | | | |
|--|---|---|--------------------------|
| Location of Construction: 1816 Forest Ave | Owner Name: Adam Development/Wellesley Estat | Owner Address: 34 Preble Street | Phone: () 774-8013 |
| Business Name: | Contractor Name: Glen Builders Inc | Contractor Address: P.O. Box 1880 North Conway | Phone: (603) 356-5492 |
| Lessee/Buyer's Name | Phone: | Permit Type: Multi Family | |

| | |
|---|--|
| Proposed Use: Multi Family - 45 Units Rental Housing | Proposed Project Description: Construct 45 Units in Eight New Buildings |
|---|--|

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 12/18/2002
Note: 12/17/02 Received stamped approved site plan from Jonathan **Ok to Issue:**
 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 12/17/2002
Note: **Ok to Issue:**
 1) The fire access easement must be in the ownership of the permittee prior to the installation of the water main. If the easement has not been obtained, the watermain must be designed to accomodate fire supression systems for the buildings. If the easement is not obtained prior to closing in the first building all building must have fire supressions systems in accordance with NFPA 13 or 13R. Separate permits are required for that installation.

Dept: Fire **Status:** Approved **Reviewer:** Lt. McDougall **Approval Date:** 10/21/2002
Note: **Ok to Issue:**
 1) Applicant must show hydrant within 800' path of travel.

Applicant:

Date: 5/24/02

Address:

Wellesley Estates
96 Forest

C-B-L:

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - B-2 & R-5 - using R-5 PRUD Standards

Interior or corner lot -

Proposed Use/Work - to construct 45 units (2 or 3 Bedrooms)
w 8 Bldgs

Sewage Disposal - City

Lot Street Frontage - ① min building setback from external subdivision
property line: 100' or less - 25' min

Front Yard -

100-140' = 35' min
(longest Bldg is 135')

Rear Yard - ② NO setback req between attached units -

Side Yard - ③ recreation areas shall be at least 25' from
Projections - dwelling areas - needs to be adjusted by
Bldg 8

Width of Lot -

Height - 35' max - 28' to ridge

Lot Area - 2 ACRES ^{min 2} / 4.58 ACRES (199,571 #)

Lot Coverage/ Impervious Surface - NET Land Area = 139,274 # / 3,000 # = 46.42 units MAX

Area per Family -

2,500 / 3,000 # = 45 units shown
46,974 / 3,000 # = 45.59 MAX

Off-street Parking - $(45 \div 6) + (45 \times 2) = 98$ required spaces - 103 spaces shown

Loading Bays - N/A

Site Plan - major subdivision 2001-030

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 6 Zone X

Min Rec. open space = 3000 # x 45 = 13500 #

12000

From: Marge Schmuckal
To: Jonathan Spence
Subject: Wellesley Estates

Jonathan,

I have made an updated review on this R-5 PRUD. It is meeting all the standards as far as setbacks, parking, net land area and building height.

However, there is one criteria that needs to be adjusted. The regulations state that the recreation area shall be 25 feet from any dwelling areas. The current fence should be adjusted 25 feet away from building #8. I believe that there is more than enough room to do that and meet the minimum recreation area.

Marge Schmuckal
5/24/02

CC: Sarah Hopkins

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 021147

This is to certify that Adam Development/Wellesley States, LLC/Glen Builders Inc
has permission to Construct 45 Units in Eight New Buildings
AT 1816 Forest Ave 327 B007001 B013

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file with this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit must be completed before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. U.M.S.
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 12/17/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Application ID Number: 2-1147

[Print Permit](#)

[Delete](#)

[Save](#)

Department: Building Status: Approved with Conditions Reviewer: Mike Nugent

Comments: Approval Date: 12/17/2002

[Empty text box for comments]

Given On Date: [Empty text box]

OK to Issue Permit Name: Mike Nugent Date: 12/17/2002 Date 2: [Empty text box]

Conditions Section: Add New Condition From: Add New Condition Delete Condition

The fire access easement must be in the ownership of the permittee prior to the installation of the water main. If the easement has not been obtained, the watermain must be designed to accommodate fire suppression systems for the buildings. If the easement is not obtained prior to closing in the first building all building must have fire suppressions systems in accordance with NFPA 13 or 13R. Separate permits are required for that installation.

Create Date: 10/09/2002 By: gad Update Date: 12/17/2002 By: mjn

November 18, 2002

Jonathan Spence
City of Portland
Congress Street
Portland, ME 04101

Dear Mr. Spence,

Below is a revision to the PRUD Area Calculations for your review. Please contact us if you have any comments or questions. Basically, our calculations show that there is no significant change to our calculations that would affect our number of units.

Thank you,

Kevin Gough
Archetype Architects

ok S
12/3/02

AREA CALCULATIONS FOR PRUD:

| | | |
|---|-------------------------|---------------------|
| Site Dimension | 4.45 acres | |
| Square Feet per Acre | x 43,560 sq.ft | |
| | <u>= 193,842 sq.ft.</u> | |
| Area of Wetlands & Slope | - 17,604 sq.ft | |
| | <u>= 176,238 sq.ft.</u> | |
| Storm Water Detention Area | - 5,251 sq.ft | |
| | <u>= 170,987 sq.ft.</u> | |
| 20% of 174,077 Square Feet | - 34,197 sq.ft | |
| NET LAND AREA | <u>= 136,790 sq.ft.</u> | |
| Land Area divided by Area per Unit | 136,790 / 3000 sq.ft. | <u>= 45.6 units</u> |
| 45 TOTAL ALLOWABLE UNITS | | |

Don @ 8763

021147

307-B007

new CBL for
This Parcel

~~203,404~~

13

327-B-13

327

WORKSHEET

Map Change

N 66° 56' 30" W
57.77

S 29° 23 1/2' W
167.18

4
16,438

5
15,850
Presumpscot
Grange

165.5
99

6
11,434

11
11,680

original House
GAR

SHEET 327A

1858

1856

1854

1852

1850

1848

1846

1844

1842

1840

1838

1836

1834

1832

1830

1828

1826

1824

1822

1820

1818

1816

Survey
Estates LLC

PROPOSED
SWAP
92.26

52.05

50

37.00

88

90

92

94

96

98

N

N 32 41 35 E

146.00

GAR

[Garage Footprint]

7



16 Casco Street • Portland, Maine 04101-2979 • 207/774-0424 • FAX: 774-0511 • ohi@owenhaskell.com

FAX MEMO

TO: Tami Munson, City Inspector

FAX NO. 874-8716

FROM: John Swan, Owen Haskell, Inc.

DATE: January 8, 2003

Tami:

Please accept this memo as evidence that Owen Haskell, Inc. layed out Building #1 at Wellsley Estates on Forest Avenue in Portland and it met the setbacks shown on the recording plat as staked.

(JWS)

02-1147

327-B-013

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

K9 **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

K9 **Footing/Building Location Inspection:** Prior to pouring concrete

K9 **Re-Bar Schedule Inspection:** Prior to pouring concrete

K9 **Foundation Inspection:** Prior to placing ANY backfill

K9 **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

K9 **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

K9 If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

K9 CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of applicant/designee
[Signature]
Signature of Inspections Official

12/18/02
Date
12/18/02
Date

CBL: 327 B003 Building Permit #: 02 1147



16 Casco Street • Portland, Maine 04101-2979 • 207/774-0424 • FAX: 774-0511 • ohi@owenhaskell.com

FAX MEMO

TO: Tami Munson, City Inspector
FAX NO. 874-8716
FROM: John Swan, Owen Haskell, Inc.
DATE: January 8, 2003

Tami:

Please accept this memo as evidence that Owen Haskell, Inc. layed out Building #1 at Wellsley Estates on Forest Avenue in Portland and it met the setbacks shown on the recording plat as staked.

(Handwritten initials)

02-1147

327-B-7

Robert Duranleau, Director
Social Services Division

**City of Portland
Family Shelter**
54 Chestnut St. Portland, ME 04101
(207) 772-8339
(207) 780-1930 Fax

Fax

To: Mike Nugent From: Riqina

Fax: 874-8716 Pages: 2 (Incl. Coversheet)

Phone: 874-8700 Date: 12/12/03

Rec: _____ CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

• Comments:

Hi Mike.
 Could you please put this unit in for an inspection. This person is NOT going through GA. The funds are coming from the F.S. donation account. I know you guys are very busy, but if you could prioritize this that would **NOTICE:** be great. THANKS

This FAX message is intended for the exclusive use of the individual or entity identified above. It may contain information which is privileged and/or confidential under both state and federal law. If you are not the intended recipient, or an agent of the recipient, you are hereby notified that any further dissemination, copy or disclosure of this communication and information contained herein is strictly prohibited. If you have received this transmittal in error, please immediately notify us at (207) 772-8339 and return the original transmission to us by mail without making/retaining a copy. Your cooperation in protecting confidential information is greatly appreciated.

GA CASE#

RENTAL INFORMATION AGREEMENT

DATE: 327 B013001

THIS FORM MUST BE COMPLETED IN ITS ENTIRETY

Tenant's Name: Penelope Theriault Financial Eligibility Specialist:

Telephone # (if available)

1. Address of rental unit: 140 Welleley Estates Apt # Floor City Portland ME 04103

Is this building a rooming house? YES NO Room #

2. What is the landlord's name (person or firm who owns the building)? Welleley Estates

Home phone #: Business phone #: 784-0142 Cell #:

3. Make Check Payable to: Name: Welleley Estates

Address: P.O. Box 1000 City, State, Zip Lewiston ME

Immediately contact Social Services Division with any changes to the above address.

4. Owner's Social Security Number or Taxpayer Identification Number: 22 3888 049

5. What is the unit manager's name? Jane

Home phone #: Business phone #: 784-0142 Cell #:

6. Rent amount: \$ 912.00 weekly / \$ monthly

7. Is a security deposit required? YES NO If yes, amount \$

Will you accept payment arrangement from the tenant? YES NO

If the City pays a security deposit, the entire deposit must be returned to the Social Services Division or a letter must be sent within 21 days (or within a 30 day window, if lease indicates a 30 day security deposit return) after the tenant moves out indicating amount being returned. (A security deposit cannot be kept for "normal wear and tear")

8. What utilities are included in the rent? Water/Sewer Hot water Electric Gas for cooking Heat

9. How is the unit heated? Electric Gas Oil Other (please explain)

10. Number of tenants occupying this unit? 5

11. Is this person currently occupying this unit? YES NO If no, when is the unit available?

IT IS THE TENANT'S RESPONSIBILITY TO RETURN THIS FORM TO DETERMINE ELIGIBILITY FOR RENTAL PAYMENT. All requests for rental payments will require a building inspection and all prospective applicants must reapply for assistance after the building has passed inspection. Applicants receive a written decision stating whether or not assistance has been granted.

Landlord Signature: Jane E. O'Neil

Date: 12/5/03

NOTICE: This Rental Information Agreement is not intended to imply that the prospective tenant is either eligible for assistance or that they will necessarily be renting an apartment from you. All rental payments are made directly to the Landlord, not the tenant. The City of Portland will not discriminate on account of sex, sexual orientation, age, race, religion, disability, or political affiliation.

City of Portland - Health & Human Services Department - Social Services Division - (207) 775-7911

TOTAL P.02

A R C H I T E C T Y P E

327 B013

MEMO

To: Mike Nugent
Lt. McDougall

From: Bill Hopkins

RE: Wellesley Estate Code Classification

Date: February 19, 2003

When we originally submitted the project for permit review it was as a mix of R-2 and R-3. It was later changed to all R-3 based on interpretations made by the Fire Marshal of their laws. Because of cross code implications, I would like to remain an R-3 and R-2 building. This is permitted under both NFPA 101 and BOCA 1999. Let me present the following review.

Table 503 Construction Type 5B
Allowable area permitted: 4800 sq. ft.
Proposed Max Area: 2500 +/- sq. ft.

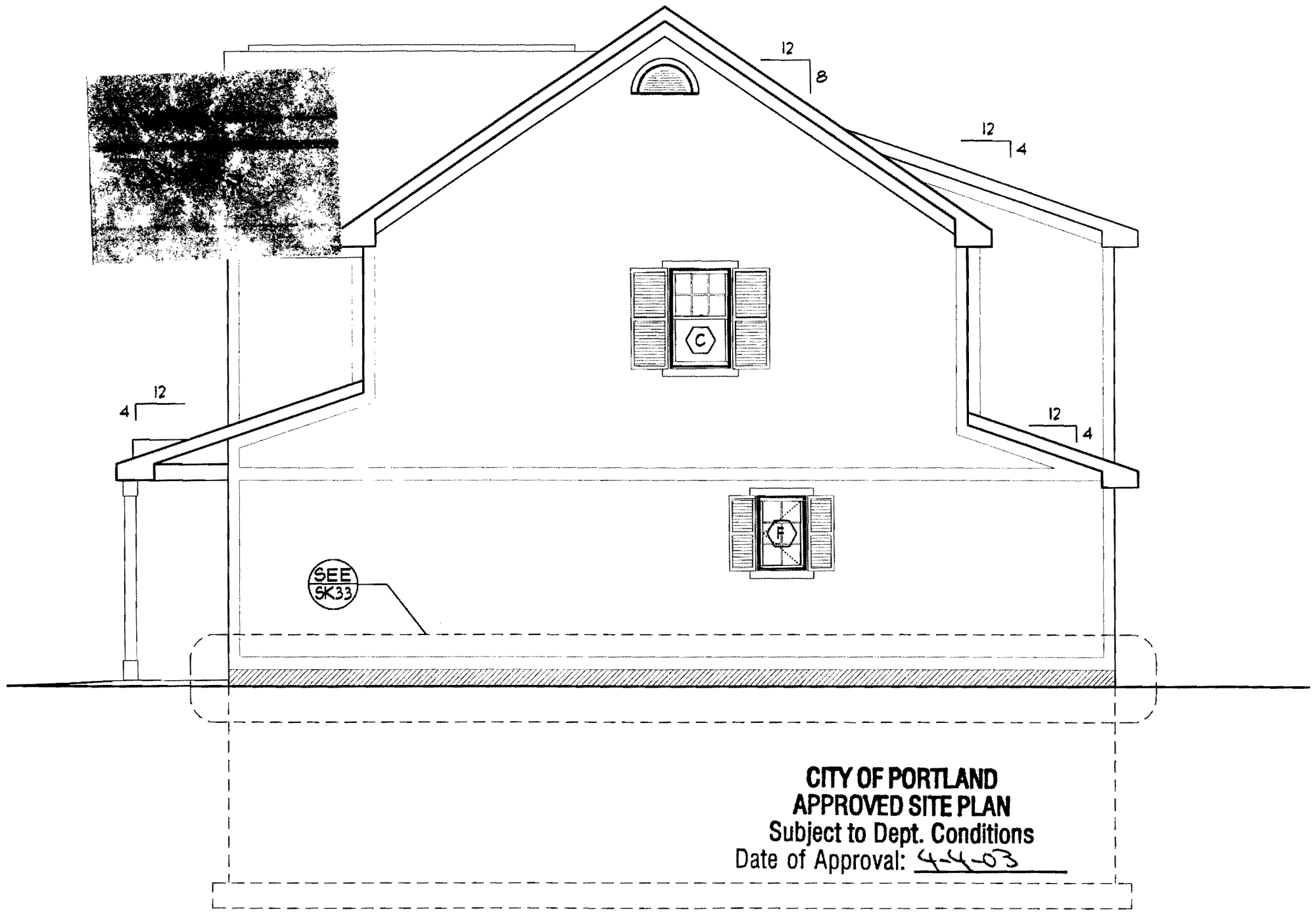
Table 602 Fire Resistance Ratings
Required Dwelling Separation: 1 - Hour
Proposed Dwelling Unit Separation: 1 and 2 - Hour.

Fire Partitions Allowed per Section 711.2 (3)
Continuity per Section 711.4. Partitions Terminate at Rated 1 - Hour roof/ ceiling assembly.

Sprinkler System not required per section 904.9 Exception. (Sec 30.3.5.2 (a) in 101)
Building does not exceed two stories. Buildings have less than 12 units per fire area.
Each dwelling unit has at least one door opening to the exterior.

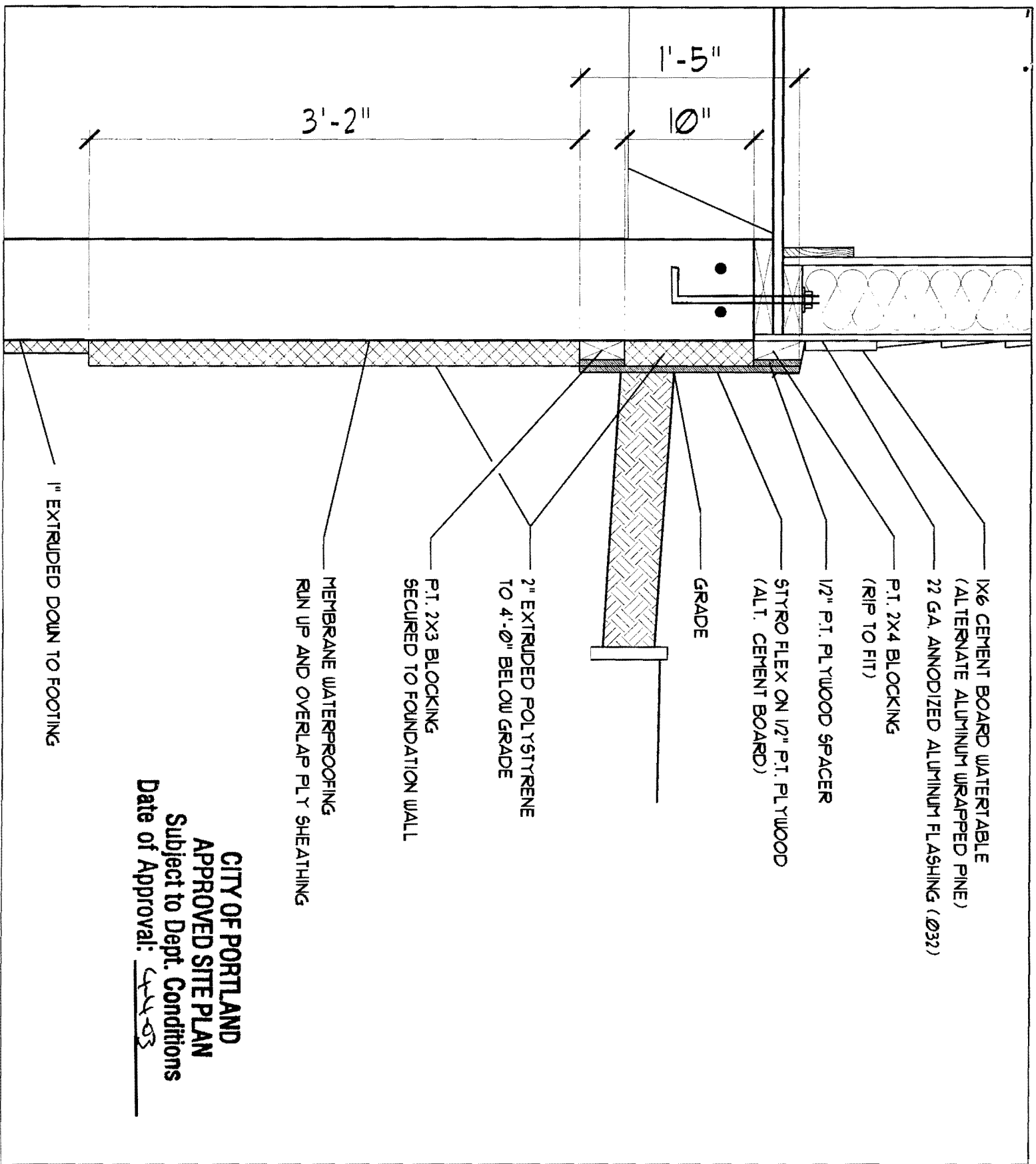
Attic draft stopping required per sec.721.7.2.1 (5) every two units (3000 sq. ft. in 101)
Buildings have 2 - hour fire walls every two units.

Please let me know if we can meet and review any other details.



**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 4-4-03

SIDE ELEVATION



CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 4/4/03

| | | | | |
|-------------|--|--|-----------------------|--|
| SK33 | SK TO SHEET SD14 | Date 25 March, 2003 | Scale NOT TO SCALE | ARCHETYPE, P.A. ARCHITECTS <small>48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056</small> |
| | Project: WELLESLEY ESTATES | TYPICAL FOUNDATION INSULATION DETAIL AT NEW BUILDINGS | | |
| | <small>FOREST AVENUE PORTLAND, MAINE</small> | | | |



CITY OF PORTLAND

permit #
02-1147
327-B-013



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1838 Forest Ave

CBL 327 B013001

Issued to Wellesley Estates Limited/Glen Builders Inc

Date of Issue 12/05/2003

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 02-1147, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Building Number 8 - 8 Units

APPROVED OCCUPANCY

8 Residential Units
Use Group R-3 Type 5B
BOCA 1999

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

12/5/03

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1838 Forest Ave

CBL 327 B013001

Issued to Wellesley Estates Limited/Glen Builders Inc

Date of Issue 11/26/2003

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 02-1147 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Building Number 5 - 6 Units

APPROVED OCCUPANCY

6 Residential Units
Use Group R-3 Type 5B
BOCA 1999

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

12/22/03
12/22/03

[Handwritten signatures and dates]
11/26/03
12/23/03